

172.0

0009

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
1,043,000 / 1,043,000

USE VALUE:

1,043,000 / 1,043,000

ASSESSED:

1,043,000 / 1,043,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WEST ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JACOVIDES GEORGE & BETTY	
Owner 2:	TRUSTEES/JACOVIDES TRUST	
Owner 3:		

Street 1:	5 WEST ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 4,835 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3020 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4835		Sq. Ft.	Site		0	70.	1.17	8									395,536						395,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							114469
							GIS Ref
							GIS Ref
							Insp Date
							01/08/09

Total Card / Total Parcel

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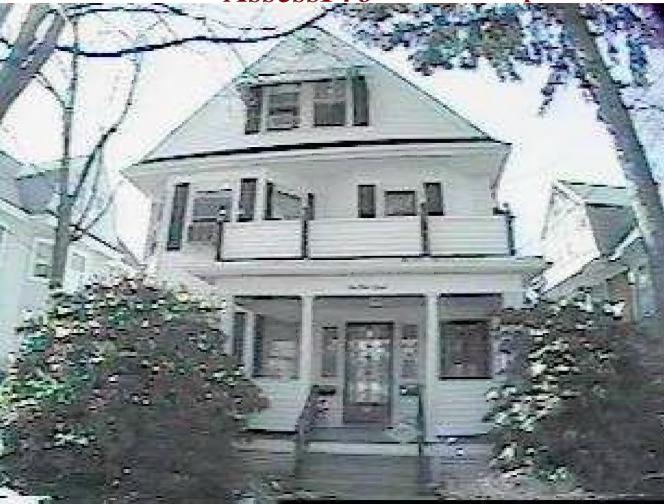
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 13 - Multi-Garden	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 2	Total: 2	Full Bath: 3	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				1st Res Grid	Desc: Line 1	# Units: 1	5	5	19	EFP	26	(95)								
Kits: 2	Rating: Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	22	18	18	HST	SFL	FFL									
Alt LUC:	Alt %:	Upper	Lvl 2	Lvl 1	Lower			Other			4	4	SFL	FFL	BMT	(19)								
Jurisdct:	Fact: .	Totals	RMS: 13	BRs: 6	Baths: 3	HB					13	13	HST	FFL	BMT	(1144)								
Const Mod:	Lump Sum Adj:	Floor:	% Own:	<b>CONDOS INFORMATION</b>				RES BREAKDOWN			9	9	HST	FFL	BMT	(19)								
INTERIOR INFORMATION	<b>DEPRECIATION</b>				Name:	Exterior:	No Unit	RMS	BRs	FL	13	13	HST	FFL	BMT	(7)								
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	Functional:	Interior:	1	7	3		6	6	HST	FFL	BMT	(4)								
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6	%	Economic:	Special:	Additions:	1	6	3				HST	FFL	BMT	(20)								
Bsmnt Flr: 12 - Concrete	Subfloor:	Override:				Kitchen:							HST	FFL	BMT	(18)								
Bsmnt Gar:	Electric: 3 - Typical	Total: 18.6				Baths:																		
Insulation: 2 - Typical	Int vs Ext: S					Plumbing:																		
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W					Electric:																		
# Heat Sys: 2	% Heated: 100					Heating:																		
Solar HW: NO	% Com Wall:					General:	2	13	6															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>												<b>SUB AREA</b>								
				Basic \$ / SQ: 170.00	Size Adj.: 0.99768209	Const Adj.: 0.99989998	Adj \$ / SQ: 169.589	Other Features: 133500	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>				
				LUC Factor: 1.00	Adj Total: 789140	Depreciation: 146780	Final Total: 642360	Juris. Factor:	Before Depr:	186.55					Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
				Central Vac: NO				Special Features: 0	Val/Su Net:	141.59				Size Ad	3020	Gross Are	5135	FinArea	3020					
				% Sprinkled:				Final Total: 642400	Val/Su SzAd:	212.72														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 172.0-0009-0002.0												<b>IMAGE</b>			
<b>SPEC FEATURES/YARD ITEMS</b>																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100		5,100							
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100												